

DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS
INSPECTIONS AND ENFORCEMENT DIVISION
NEW RENTAL HOUSING INSPECTION CHECKLIST
410-313-1830

PLEASE NOTE THIS CHECKLIST IS MERELY A GUIDE CONTAINING MOST COMMONLY FAILED ITEMS, AND IS NOT AN ALL INCLUSIVE LIST:

- Smoke Alarms** - Since July 1, 2013, all **battery powered only** smoke alarms (those not connected to the buildings AC electrical wiring), which are being replaced or are being installed new, must now be the 10-year **SEALED** lithium battery smoke alarms. They must be sealed so that the battery cannot simply be removed to silence the alarm. Said another way, battery powered only or smoke alarms having one or more removable batteries are no longer acceptable. When these type(s) of smoke alarms are discovered they must be replaced by new smoke alarms having a 10-year **SEALED (non-removable)** lithium battery. Please note that if the original smoke alarm(s) installed in the building were AC electrical powered smoke detector (sometimes called hard-wired) and/or interconnected, those must be maintained as originally powered. **NEVER** remove a hard-wired smoke alarm and replace it with a battery powered only smoke alarm. **Additionally**, a smoke alarm must be installed **INSIDE** of every bedroom. Please mount or install each smoke alarm (on the ceiling or wall) in accordance with the manufacturer's instructions. If a home was built without smoke alarms inside the bedrooms, those required by this local ordinance must NOW be the 10-year, **sealed** lithium battery smoke alarms. Again, removable 9-volt lithium battery smoke alarms are not acceptable.

Smoke alarms may not be more than 10-years old. The manufacture date is usually found on the back of the smoke alarm. If no date is found, the smoke alarm must be replaced.

What happens when an AC electrical powered smoke detector is ten year old?

Any smoke alarm which is 10 years old **must** be replaced. This includes any that may be powered by the AC electrical wiring in the building.

In what parts of a building are these smoke alarms to be installed?

A smoke alarm is required on each floor of the building (excluding attics and crawl spaces). On floors having bedrooms, the smoke alarm(s) must be located in the vicinity of (near) the bedroom area.

If the home was built with no smoke alarms at all, be aware that the 10-year **sealed** lithium battery smoke alarms are required in the aforementioned locations.

- Fireplaces** – Check for condition of fireplaces. If it is a wood burning fireplace, must have proof of chimney flue cleaning within the last 12 months. **PROVIDE DOCUMENTATION OF SAME.**
- Well/Septic Served Properties** - If your property does get its potable (drinking) water from a well, you must have your water tested for potability to ensure it is safe for tenants to drink. You must provide the Inspector with a recent copy of this report indicating that the water is free from contamination prior to approval of the license. Provide documentation indicating septic was pumped within last 3-years.
- Occupancy Limitations** - Bedrooms – Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof. Living Room – 3 to 5 occupants must have a minimum of 120 square feet, 6 or more occupants must have a minimum of 150 square feet. Dining Room – 3 to 5 occupants must have a minimum of 80 square feet, 6 or more occupants must have 200 square feet. Combined living room and dining room spaces - If the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living/dining room. *There are additional requirements for efficiency Apartment units whose maximum occupancy is 3 persons.*
- Hot Water Heater** – Check to ensure temperature and pressure relief valve is piped down to the floor not more than 6 inches above floor level or piped into sump pump pit or other approved termination. Check venting if gas fired. Assure clearances. Suggest CO detector if appliances are gas fired.
- Washer/Dryer** – (if provided) – Check the hookups and turn them on a short cycle to ensure there are no leaks and they are in working order. The dryer should be vented to the exterior or as per manufacturer's instructions. **Flexible exhaust duct must be metal and not plastic.**
- Electrical Panel Box** – Check for tripped breakers, missing spacers or breakers providing access to the interior buss bar. A minimum clear space 30 X 30 inches must be left open leading up to the electrical panel.

- Electrical Service Cable** – Property owners are responsible for maintaining the electrical service cable to the home. If this cable is in disrepair (wire covering deteriorating), it must be replaced by a licensed electrician, under permit.
- Furnace** – Forced air, heat pump or other forced air type unit, check for filter, if visible, is it clean. If gas fired, check condition of flue pipe for holes, rust, is connection tight, clearance to combustible materials usually 18 inches on single wall flue. Last service invoice is important to note.
- Hot Water Boiler** – May provide domestic hot water in addition to heat, boiler circulates hot water through a system of pipes and radiators and baseboard heating units. Look for a temperature and pressure relief valve; it must be piped down to within 6 – 8 inches of floor level.
- Rooms on all Floors** – Check perimeter of room (floors/ceilings) for water damage, i.e., stains or suspected mold, check electrical outlets quantity and use your tester on random outlets; **OUTLETS CANNOT BE PAINTED OVER.** Note how many bedrooms.
- Basement** – Check for window meeting egress requirements in basement if there is a bedroom in the basement. Check for signs of leaks at foundation, exterior door, areaway or flooring above.
- Bathroom/Powder Room** – Check for ventilation fan exhausted to the exterior or openable window; check bathtub/shower tiles for loose tiles and proper caulking at wall and tub as well as where the tub meets the floor; check floors to ensure they are impervious to water and have no loose or missing tiles; flush toilets, run water in bathroom lavatories (basin), check for hot water at faucet; check under the vanity cabinet for any water leaks or signs of previous water leaks, and all caulking is in good condition; toilet seats should be hard surface.
- All Rooms** – Check to ensure that all switch plates and duplex outlet covers are installed, check for open (exposed wires) electrical junction boxes. Ensure that receptacles are not painted. Check for holes in walls, floors and ceilings. Ensure there is no peeling paint. Close and lock and reopen all interior doors for fit and operation.
- Windows** – Check windows to ensure there are locks on all first floor windows (with a sill height of 6 ft. or less from ground), and window functions properly. Windows must be able to remain open without slamming shut. Ensure window screens are in place and free of holes.
- Sprinklers** – If the house has a sprinkler system (for fire suppression), check sprinkler heads for clearance requirements and ensure that no heads are painted or damaged. Ask for a copy of the last sprinkler report (in multi-family buildings). If residential sprinkler system in single family dwelling, no report may be available.
- Kitchen** – Run water in sink and check for leaks under the sink, check garbage disposal for operation and proper electrical connection; check inside stove to ensure it is clean and sanitary. Turn on stove and burners to ensure they are in working order; check stove hood fan and light for operation; look inside dishwasher to ensure it is clean and sanitary; turn on dishwasher to ensure it is working properly if you suspect it is not; look inside cabinet doors for signs of roach infestation and ensure they are clean and sanitary; look inside refrigerator (if provided) for clean sanitary condition free of odors; dishwasher is attached to under counter; drawers do not pull out all the way and are attached on drawer rails; cabinets and counter surfaces are not delaminated or damaged.
- Stairways (inside/outside)** – Check to ensure handrails are in place and secured if there are more than four risers.
- Exterior** – Check to ensure that gutters and downspouts are not crushed or clogged and are free of overhanging branches. Since it is hard to determine the condition of a gutter from the ground, look for plant/weed growth which is a sure sign it is clogged up; splash blocks should be in place at the termination of the downspout; look for green discoloration on siding which is a sign that gutters and downspouts are not functional; look for large areas of moss growth near foundation wall-this may indicate standing water; look for areas where topsoil is missing exposing stones/pebbles; ensure that globes are on all exterior light fixtures (all exit doors require a light); ensure there are no holes in the exterior that would allow nuisance animals to enter; ensure there is no rotted wood trim or cracking or peeling paint; visually look at roof covering for signs of deterioration (note any clawing shingles or missing shingles); check fences and/or gates to ensure they are structurally sound and hardware is in place on all gates; ensure that sliding doors work properly and screen slider is secure; if the house has a deck, check it to ensure it has proper railings and is structurally sound; check sidewalks/steps for tripping hazards.
- Premises Identification** – **ADDRESS NUMBERS MUST BE POSTED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.** These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
- Deadbolt Locks** – Doors providing access to the unit shall be equipped with a deadbolt lock designed to be readily operable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. For this purpose, a sliding bolt shall not be considered an acceptable deadbolt lock. **ALL DOUBLE-KEYED DEADBOLTS MUST BE REPLACED WITH APPROPRIATE LOCK.**